



£400,000
22 Queens Road
PO16 0NN

PROPERTY SUMMARY

Located in the heart of Fareham, this beautifully modernised Victorian semi-detached home is now available for viewings. The ground floor features a bright and airy lounge room, a WC, a stunning extended open-plan kitchen/diner creating a spacious and social area perfect for family living and entertaining. The downstairs also benefits from a handy utility room that leads into the side access of the property. Upstairs, you'll find three good-sized bedrooms and a modernised family bathroom. The spacious rear garden provides an excellent outdoor area and to the front of the property there is off the road parking on the driveway. We highly advise all those who are interested to call us now to arrange viewings as soon as possible!





ENTRANCE HALL

LOUNGE 14' 6" x 11' 11" (4.42m x 3.63m)

WC

UTILITY ROOM 6' 5" x 4' 10" (1.96m x 1.47m)

KITCHEN/DINER 22' 3" x 16' 11" (6.78m x 5.16m)

LANDING

BEDROOM 1 14' 4" x 11' 11" (4.37m x 3.63m)

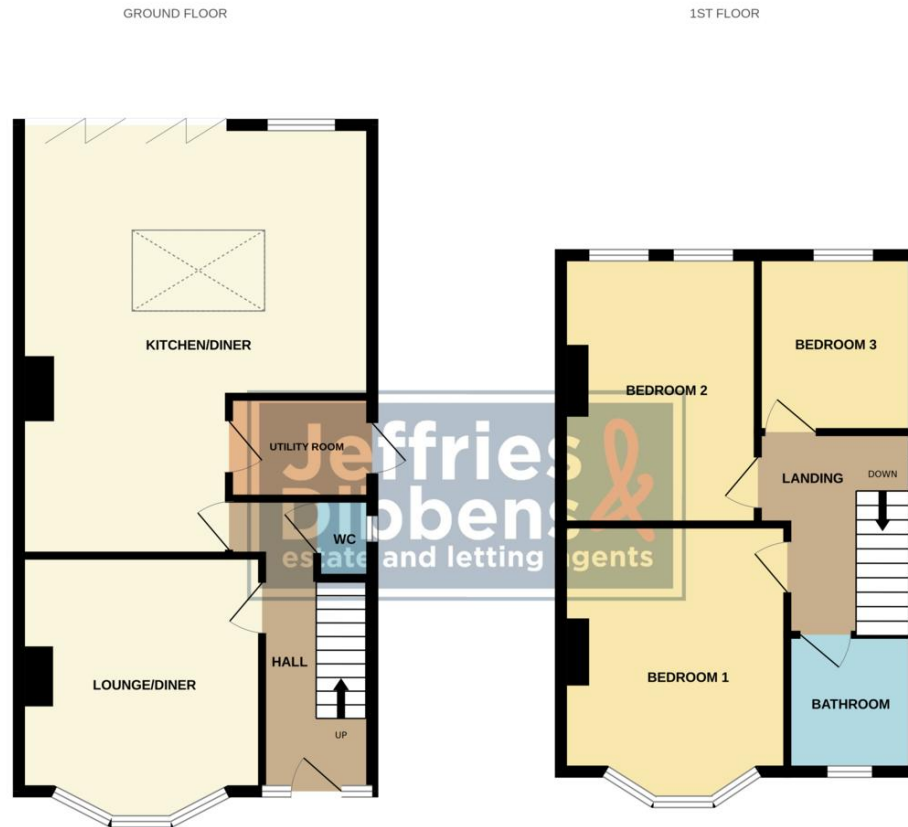
BEDROOM 2 12' 5" x 9' 11" (3.78m x 3.02m)

BEDROOM 3 8' 4" x 7' 5" (2.54m x 2.26m)

BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m)

REAR GARDEN





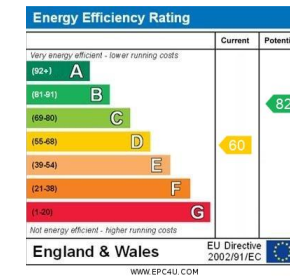
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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